



~~August 19, 2003 CPC~~  
September 16, 2003 CPC

STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

03PR0333

Blackwood Development  
(Wawa – U.S. 360)

Clover Hill Magisterial District  
Northwest quadrant of the intersection of Temie Lee Parkway and Hull Street Road

REQUESTS:

- I. Approval for architecture per Condition 1 for the Commercial and Office tracts for the Bottoms Property and Condition 3 for the Dankos Property of zoning Case 01SN0121.
- II. Approval for a revised landscaping plan for the existing Aunt Sarah's Restaurant originally approved by the Planning Commission under site plan appeal 00PR0108.

Regarding Request I, the proposed architecture does not meet the conditions of zoning Case 01SN0121. However, Condition B.1. of the Bottoms Property and Condition 3.b. of the Dankos Property that was approved with zoning Case 01SN0121, allow the Commission to consider alternative building designs, materials and colors during site plan review as long as the intent of the zoning conditions are met.

(Note: The applicant will be requesting Planning Commission approval of the site plan on a subsequent date to be determined.)

RECOMMENDATION

Staff recommends approval of both requests with conditions for the following reasons:

*Providing a FIRST CHOICE Community Through Excellence in Public Service.*

1. This project is to be architecturally compatible with the Walgreens building. Condition B.1. includes architectural style (such as Colonial, Victorian, art deco) but the style of the Walgreens building is not apparent. Walgreens has numerous architectural elements but not a specific style, therefore style compatibility is not as clear an issue. Staff review comments provide for the inclusion of some of the Walgreens architectural elements to show some compatibility between the two (2) buildings.
2. Chesterfield County has consistently required consistent use of architectural elements, materials and colors when architectural style for the project is not apparent. As noted, staff review comments provide for consistent use of some of the architectural elements. Additional review comments address consistent use of materials and colors that gives it a consistent appearance.
3. The low sloped 3:12 roof pitch on the pedestrian canopy does not meet the 8:12 pitch required by Condition 3.a.(2), but the canopy is a minor roof element similar in pitch to the free-standing canopy over the gasoline pumps.
4. The 7:12 pitch of the Wawa gable roof does not meet the 8:12 pitch required by Condition B.1. Given that Condition B.1. does not specifically state an 8:12 pitch but only references the roof on the Shops at Lucks Lane as the minimum slope, staff believes the applicant may not have understood how the Wawa roof pitch would not comply with Condition B.1. The roof on the Shops at Lucks Lane is a relatively short, false hip roof with a central roof well for mechanical equipment. The roof does not rise as high as the full gable roof used for Wawa. The Wawa roof is a major element of the building that appears in scale with the height of the one (1) story building, therefore staff believes that it meets the intent of the zoning case.
5. Staff has included a review comment to address the complete screening of mechanical equipment at the rear of the building.

#### CONDITIONS:

1. The revised landscaping plan titled "Mexico U.S. 360" dated September 3, 2003 prepared by Balzer and Associates, Inc. shall represent the required re-landscaping of the Aunt Sarah's Restaurant front setback. Plant material changes may be allowed as approved by the Planning Department if disease and/or pests affect plants, or if plant materials become unavailable.
2. Due to the minimal architectural compatibility between the Wawa and the Walgreens buildings, the two (2) tones of brick used on the Wawa building shall use the brick similar to color to the Walgreens building and Aunt Sarah's Restaurant. These bricks, respectively, are called "Mod. Beaver Blend Dart-Text A" by the Beldon Brick Company, and "Silverstone Velour" by Cunningham Brick Company.

3. Based upon zoning conditions and Zoning Ordinance requirements, the architectural elevations shall be revised to accomplish the following review comments and/or the final design, materials and colors approved by the Planning Commission.

#### REVIEW COMMENTS:

1. Based upon Condition B.1 of the Bottoms Property in zoning Case 01SN0121, the brick colors for the Wawa shall be of a through brick solid color in the brown to tan earth-tone range, or use the brick established in Condition 2 above. If Wawa chooses to have two (2) or more colors of brick, E.I.F.S. (i.e.- tradename "Dryvit"), wood trim, structural supports under pedestrian and gas canopies, and/or other exterior materials, the colors need to be relatively close to the brick color(s) as is stated in the condition as "the same or substantially similar. . .to create a tone on tone effect." The mortar between the bricks shall be similar in color to the brick. The personnel keep "doors" around the building shall be painted to match the earth-tone color of the masonry. (P)
2. Based upon mechanical equipment screening requirements of the Zoning Ordinance (Section 19-570(c)), the mechanical equipment screening on the rear needs to be increased in height to the height of the tallest mechanical equipment. At each end of the screening wall, extend the screening along the sides to meet the main building roof. (P)
3. Based upon Condition B of the Bottoms Property in zoning Case 01SN0121, the walls of the Wawa building need to incorporate brick fenestration patterns (images of windows) or pilasters forming a colonnade in order to accomplish some compatibility with the style of the Walgreens building. (P)
4. The front area of windows uses a larger expanse of glass than other Wawa stores in Chesterfield. For Wawa to use the clear pane glass as noted on the elevations, rather than tinted as required by Condition B.1. change out the lower portion of the windows with brick as accomplished at the Route10/Cogbill Road Wawa. (P)
5. Provide elevations of the drive-through canopy over the gas pumps that show the use of brick approximately thirty (30) inches up the support columns, and a change in the color of the columns to match the building. (P)

#### GENERAL INFORMATION

##### Associated Public Hearing Cases:

01SN0121 – Chesterfield County Board of Supervisors and Dankos Family Trust  
83S182 – Carroll Foster, Inc.

Developer:

Willis Blackwood

Design Consultants:

Balzer & Associates, Inc. – Landscape Plan

Location:

Located in the northwest quadrant of the intersection of Temie Lee Parkway and Hull Street Road. Tax IDs 725-672-Part of 1073 and 725-672-Part of 0417 (for architecture); 724-671-Part of 7292 and 724-672-Part of 8102 (for landscaping) (Sheet 15).

Existing Zoning and Land Use:

C-2; Vacant and existing retail

Size:

Approximately 3.5 acres (of a 33.9 acre parcel)

Adjacent Zoning and Land Use:

North - C-2; Vacant  
South - C-3; Vacant  
East - C-2; Retail (Walgreens)  
West - C-2; Vacant and retail

BACKGROUND

Architectural treatment on this site is dictated by conditions of zoning Case 01SN0121 and not the Zoning Ordinance. There are issues of mechanical equipment screening and loading areas that are addressed by the Zoning Ordinance. Condition B.1. for the Bottoms Property addresses architecture as follows:

B. Commercial and Office Tracts:

1. Architecture.

- a. All buildings shall be compatible in architectural style, colors and materials to the building approved on Tax ID 725-672-9524 and 8118 (commonly known as Walgreens) and as further delineated below. At the time of site plan review, the Planning Commission may modify these requirements provided that the alternative materials, roof line(s), and colors accomplish the intent of the condition. (P)

- (1) The primary building material shall be brick, not to exceed a size of four (4) inches by four (4) inches by twelve (12) inches. The brick shall be integrally colored. The primary color(s) of each building shall be earthtones, such as browns and tans, substantially similar to those on Tax ID 734-678-9416, 734-677-4677, 735-677-4379 and 8835 (commonly known as the Commonwealth Center Phase 1). No exposed concrete masonry units (CMU) shall be permitted. Mortar shall be similar in color to the brick color. Any accent colors shall be the same or substantially similar to those used on Tax ID 725-672- 9524 and 8118 (commonly known as Walgreens) to create a tone on tone effect. Should glass be a predominant construction material, other than typical window treatments and doors in all or part of a building, it shall be tinted, similar to that utilized in the building located on Tax ID 728-673-4668 (First Virginia Bank). (P)
  - (2) All visible rooflines shall be similar to the pitch of the roofline used on Tax ID 744-697-4324 (Shops at Lucks Lane), except for roof lines on Tract A which shall have no less a pitch than the roofline used on Tax ID 744-697-4324 (Shops at Lucks Lane) and no greater than the roofline used on Tax ID 732-707-4947 (commonly known as Walgreen's at Midlothian Turnpike and Temie Lee Parkway). All visible roofs shall be standing seam metal and shall be generally the same shade of gray in color. (P)
- b. Loading Areas and Building Treatment Along Temie Lee Parkway. All buildings located on tracts adjacent to Temie Lee Parkway shall not have loading areas located between the building and Temie Lee Parkway. Further, all sides of any such buildings shall employ the same architectural treatment, color and materials. At the time of site plan review, the Planning Commission may modify these requirements provided that the location and design of the loading areas do not adversely affect adjacent properties or views from roads and that alternative architectural treatment(s), color(s) and material(s) accomplish the intent of the condition. (P)
- c. Drive-in Windows and Gasoline Canopies. With the exception of a convenience store with gasoline sales in Tract A, drive-thru or gasoline canopies shall be architecturally incorporated into the building which they serve. Drive-in window(s) shall not be located between any building and Hull Street Road or Temie Lee Parkway unless such window(s) are architecturally incorporated into the building with a wall constructed of the same materials as the building and similar in design to the drive-in window located on Tax ID 732-707-0188 (McDonald's at Midlothian). At the time of site plan review, the Planning Commission may modify this

condition if it is determined that an alternative design accomplishes the spirit and intent of the requirements specified herein. (P)

Currently, the proposed architecture does not meet the requirements of Condition B.1. as follows:

Items not meeting requirements of Condition B	Change needed	Staff accepts as is
a. The building is not of the same style as Walgreens through the use of any similar architectural elements.	Yes	No
b. One (1) of the colors of the brick or E.I.F.S. is not an earth-tone in the brown to tan range. The building uses two (2) brick colors (brown and silverstone).	No	Yes
c. Accent colors are not similar to colors used in the Walgreens building. The E.I.F.S. and large vents and all trim work are proposed to be white.	Yes	No
d. The 3:12 pitched roofline over the pedestrian walkway and the 7:12 pitch on the building roof is below the minimum roof pitch of 8:12 as identified in the roofline used at the Shops at Lucks Lane.	No	Yes
e. The columns used to support the drive-thru canopy over the gas pumps are typically white, and the visible support structure for the canopy and the pedestrian roof canopy is white (not an earth-tone color).	Yes	No

As stated in staff's reasons for approval, staff believes that the Walgreens building does not represent a style of architecture, but instead is a compilation of architectural elements used to disguise the box shape of the building. Staff has consistently applied a requirement that when the style of architecture is not apparent, architectural compatibility relies upon similar architectural elements and matching colors and materials with other buildings within the project. Staff believes the Planning Commission can apply the same standard for this project and still meet the intent of Condition B.1. of the zoning case. Condition 1 and staff's third review comment addresses the requirement by the use of brick that matches Walgreens and Aunt Sarah's and by adding some of the elements from Walgreens to the Wawa to accomplish style compatibility.

Regarding colors of materials, Wawa uses two (2) colors on the building and canopy that are not considered earth-tone colors. White is used on all trim, canopy columns and canopy structures, and red is used on the panels above each of the gasoline pumps, and do not meet the requirements of Condition B.1.a.1. Staff's first review comment states this requirement.

Regarding the pitch of visible roofs, Condition B.1. does not specifically state an 8:12 pitch but only references the roof on the Shops at Lucks Lane as the minimum slope. Since the slope is not clearly defined, the applicant may not have understood how the Wawa roof pitch of 7:12 would not comply with Condition B.1. The roof on the Shops at Lucks Lane is a relatively short, false hip roof with a central roof well for mechanical equipment. The roof does not rise as high as the

full gable roof used for Wawa. The Wawa roof is a major element of the building that appears in scale with the height of the one (1) story building, therefore staff believes that it meets the intent of the zoning case.

The roof over the front pedestrian canopy is a 3:12 pitch that clearly does not meet the 8:12 roof pitch requirement. However, staff believes the pedestrian canopy is a relatively minor portion of the visible roof, and it tends to be consistent in appearance to the drive-through canopy over the gas pumps.

The only other portion of the building and canopy that needs consideration is the support structure for the drive-through canopy over the gas pumps and the pedestrian canopy. Currently, Wawa paints them white. Staff recommends that if the structural supports are to be painted an earth-tone color, the color should be a light shade of brown to tan to keep the structure looking light and open. The Planning Commission needs to consider whether the red panels over each of the pumps is meeting the intent of the earth-tone colors required for the overall project.

The revised landscape plan to replant the landscaping in front of the Aunt Sarah's Restaurant is required due to several circumstances that cause the removal of the existing landscaping. To enable Dominion Virginia Power to relocate the overhead power lines out of the setback for most of the project, the Aunt Sarah's site has the overhead power lines traversing diagonally through its setback. Also, various drainage and grading improvements for the Mexico Restaurant and U.S. Route 360 impact the front of the Aunt Sarah's site. Since the existing landscaping on Aunt Sarah's was imposed through a site plan appeal approved by the Planning Commission, any changes to this landscaping must be approved also by the Planning Commission.

### CONCLUSIONS

While the Wawa building does not meet the requirements of Condition B.1. in zoning Case 01SN0121, the Planning Commission can consider other designs, materials and colors that meet the intent of Condition B.1. Staff has included a condition to insure some material and color compatibility with Walgreens and Aunt Sarah's Restaurant, and a second condition requiring resubmittal of elevations for administrative review to accomplish the review comments that would enable the Wawa to meet the intent of the Condition B.1. Staff recommends approval of the Wawa architecture based upon the conditions and review comments. The landscape plan for Aunt Sarah's front setback incorporates plantings consistent with the Mexico Restaurant and Wawa landscape plans, although not as dense since Aunt Sarah's was not required to plant two (2) times Perimeter Landscape C as were the other sites. Staff recommends approval of the landscape plan.

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## CASE HISTORY

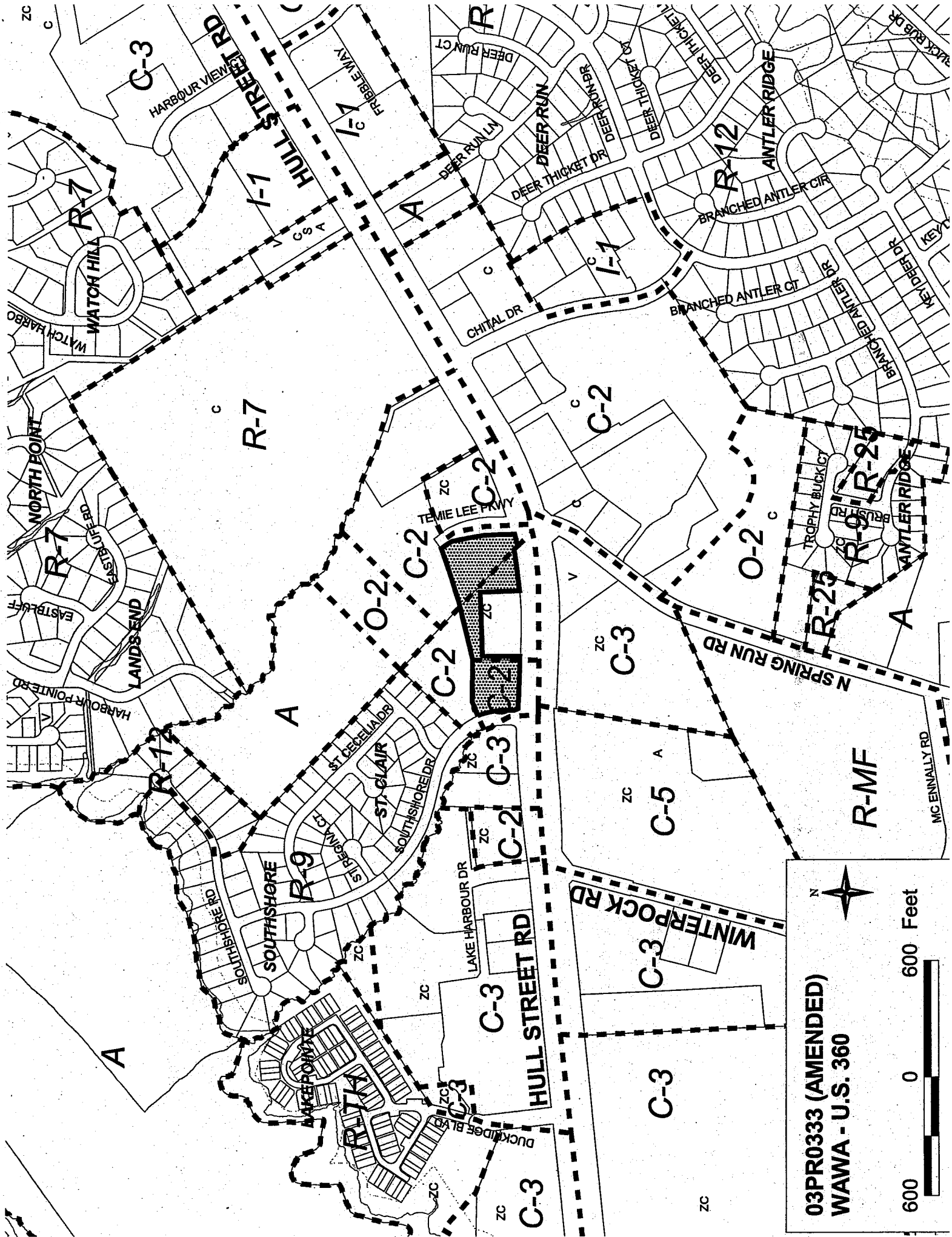
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### Planning Commission Meeting (8/19/03):

On the Planning Commission's motion, the Commission deferred the public meeting for thirty (30) days until the regularly scheduled September public meeting to allow the applicant more time to resolve architectural issues.

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03PR0333 (AMENDED)  
WAWA - U.S. 360

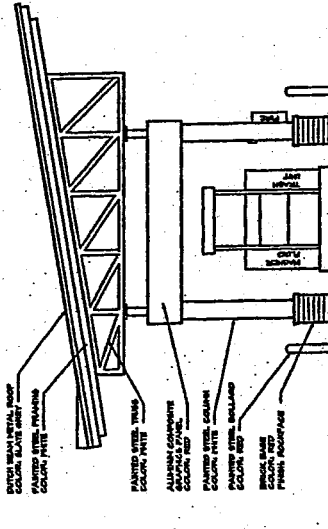


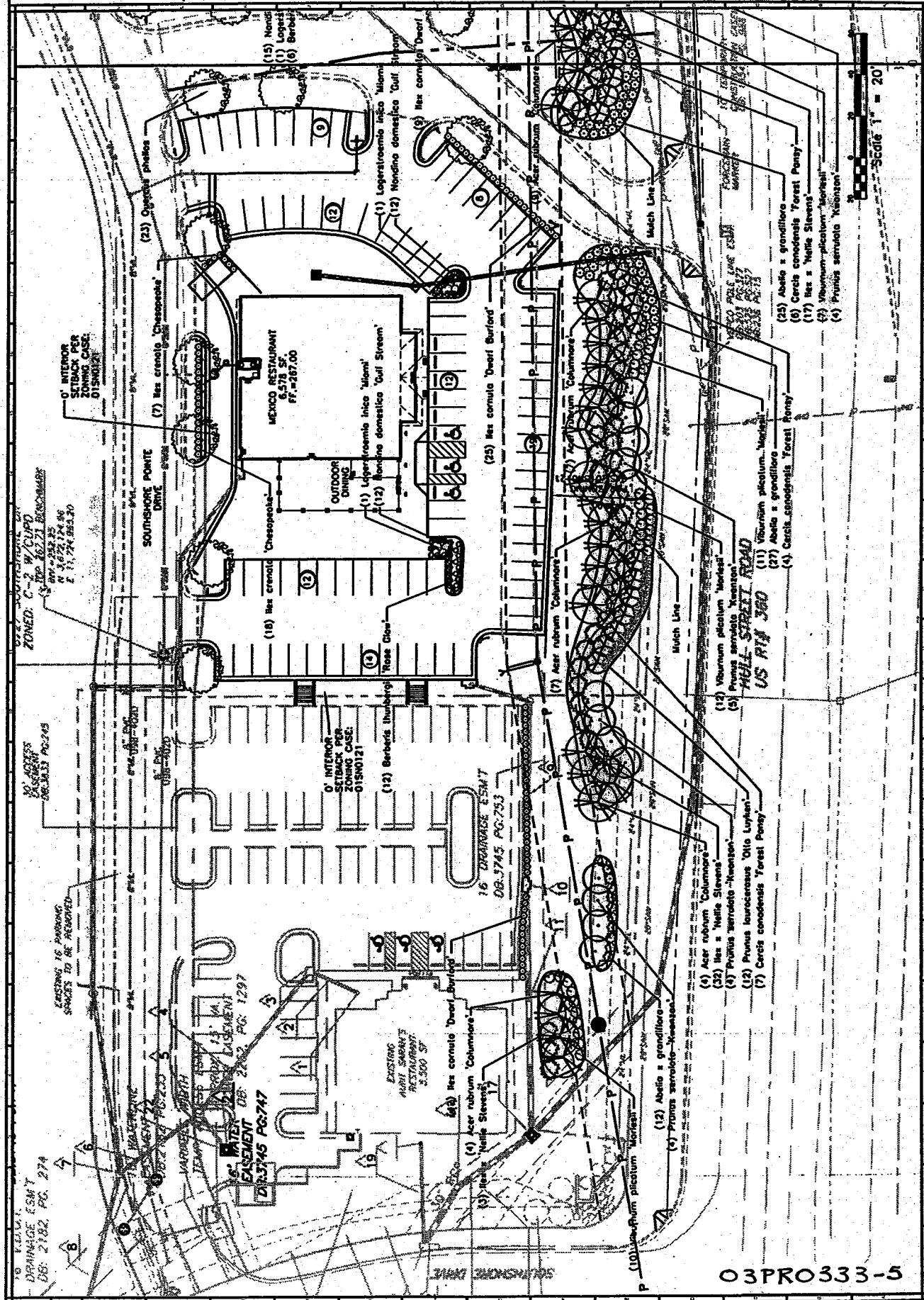
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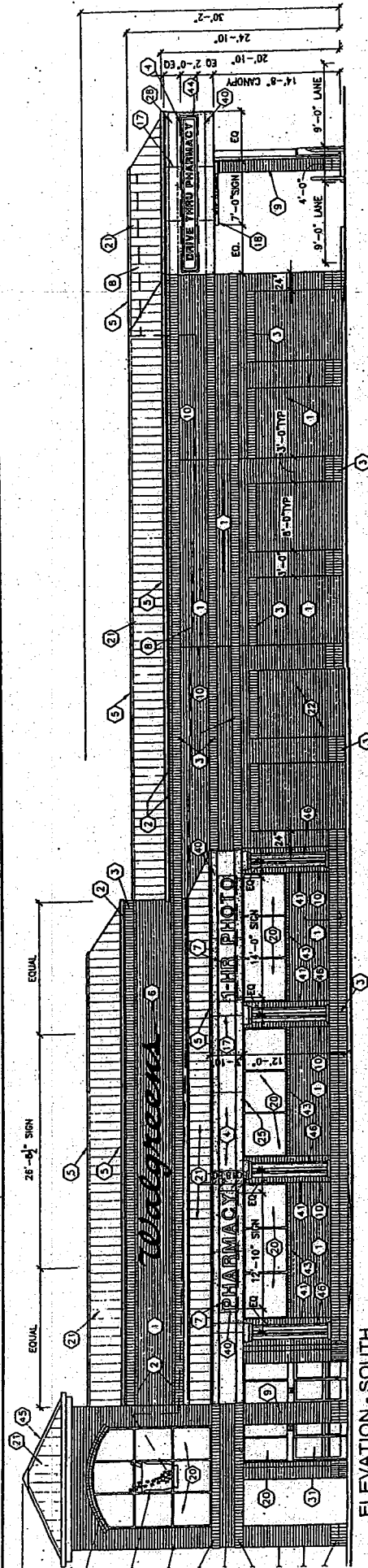
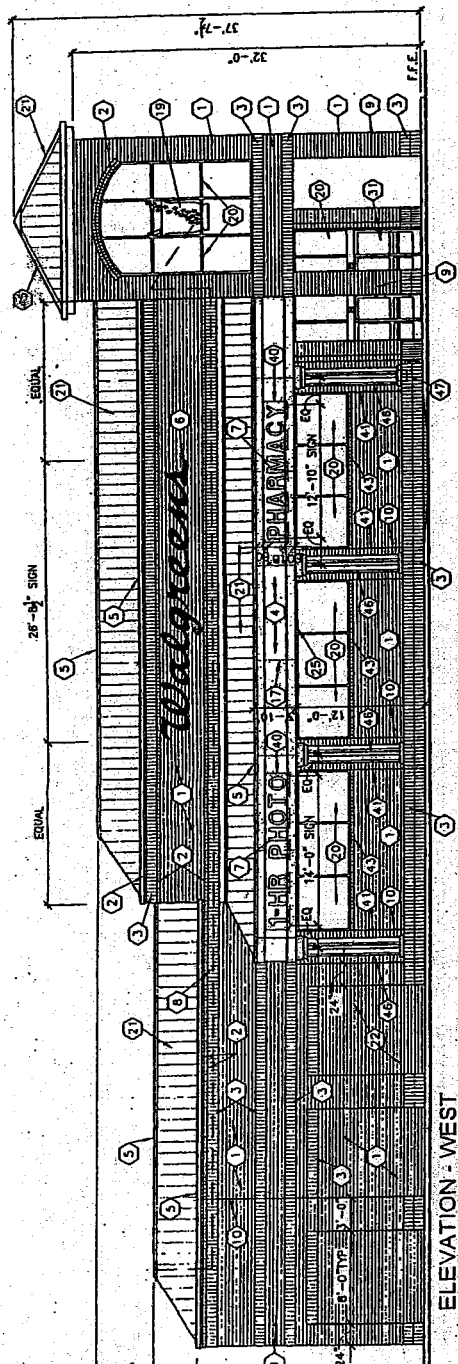


EXHIBIT FOR ARCHITECTURAL REFERENCE - WALGREENS  
HULL STREET ROAD AT TEMIE LEE PARKWAY

03PRO 333-6